



***Board of Zoning Appeals Public Hearing
March 20, 2012 — 7:00 P.M***

CASE NUMBER:	V-12-005
PROPERTY LOCATION:	5500 Block of Farmside Way, Johns Creek, GA 30022 1st District, 1st Section Land Lot 262
CURRENT ZONING:	CUP Conditional (Community Unit Plan District)
PARCEL SIZE:	0.48Acres
PROPERTY OWNER:	Ashton Atlanta Residential, LLC

REQUEST

The applicant seeks a variance to encroach 27 feet into the 49-foot front yard building setback to allow construction of a single-family residential dwelling. The subject property is lot 11 of The Enclave on Johns Creek subdivision, which is located off Morton Road, northeast of its intersection with State Bridge Road. The rear of the subject property is encompassing of Johns Creek and is subject to the city's adopted stream buffer of a 50-foot undisturbed buffer and an additional 25-foot impervious surface setback. The property's rear yard was previously disturbed by the original developer prior to the incorporation of the City of Johns Creek. The applicant is seeking to construct the residential dwelling outside the limits of the stream buffer, and rather than requesting a stream buffer variance, has requested the proposed dwelling be placed closer to the roadway. The applicant has stated in their letter of appeal that the proposed dwelling would be in keeping with the form, footprint, and setbacks consistent with existing homes in the neighborhood.

ADJACENT ZONING AND LAND USES

The subject property is located in The Enclave on Johns Creek subdivision, zoned CUP Conditional (Community Unit Plan District), and is surrounded by residential uses on all sides. To the north of the subject property are Chessington Chase and Randolph Hall subdivisions, zoned R-3 Conditional and R-4A Conditional, respectively. To the east are Stonehaven and Medlock Bridge subdivisions, zoned R-3 Conditional, and R-4A Conditional and CUP Conditional, respectively. To the south is Morton Reserve subdivision, zoned CUP Conditional. To the west, across Morton Road, are Cameron Forest and Beckton Hall subdivisions, zoned R-3 Conditional and CUP Conditional, respectively.

APPLICABLE CODE REQUIREMENTS

2005Z-0034NFC; approved zoning condition 3.a.:

- a. Minimum Front Yard: 25 feet
(Note: Front yard setback on subject property is 49 feet due to lot width requirements)

Aerial and Vicinity Map

